

ORDINANCE NO. 20060525-070

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1101 KRAMER LANE IN THE NORTH AUSTIN CIVIC ASSOCIATION NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD OFFICE-NEIGHBORHOOD PLAN (NO-NP) COMBINING DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-MU-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood office-neighborhood plan (NO-NP) combining district to general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district on the property described in Zoning Case No. C14-06-0030, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 16, White Plains Section 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 7, Page 4, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1101 Kramer Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as specifically provided in Part 3 and Part 4, the Property may be developed and used in accordance with the regulations established for the neighborhood office (NO) base district and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 200 trips per day.

2. The following uses are prohibited uses of the Property:

Business or trade school
Club or lodge
Convalescent services
Hospital services (general)
Off-site accessory parking
Restaurant (limited)
Medical offices (not exceeding 5,000
sq. ft. of gross floor area)

Business support services
Communications services
Guidance services
Hospital services (limited)
Printing or publishing
Medical offices (exceeding 5,000 sq. ft.
of gross floor area)

3. The following uses are conditional uses of the Property:

College and university facilities
Group home, Class II

Congregate living
Private secondary educational facilities

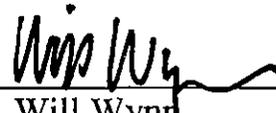
PART 4. The Property is subject to Ordinance No. 010524-94 that established the North Austin Civic Association neighborhood plan combining district.

PART 5. This ordinance takes effect on June 5, 2006.

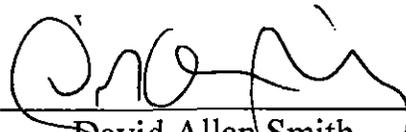
PASSED AND APPROVED

May 25 _____, 2006

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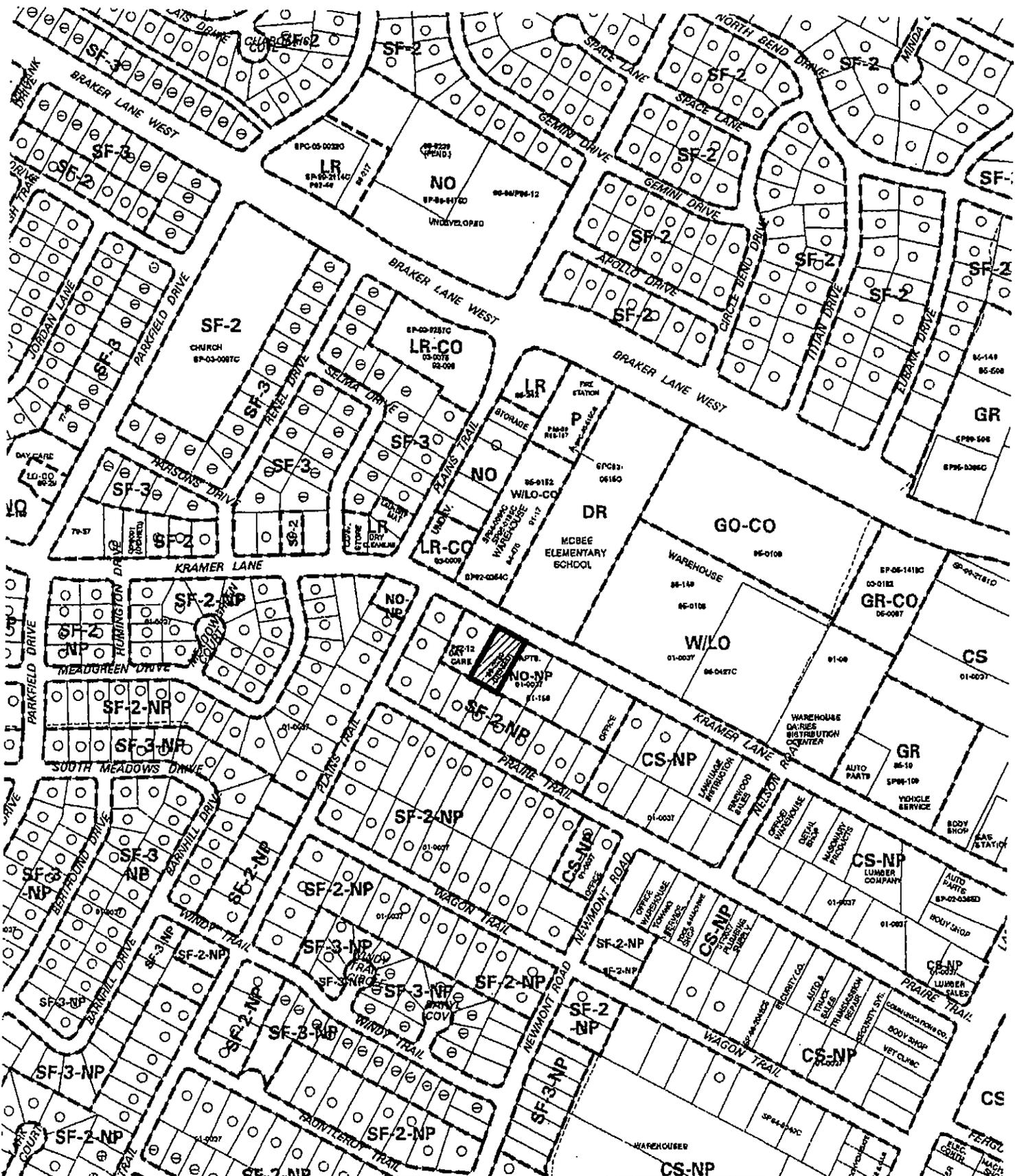

Will Wynn
Mayor

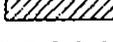
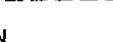
APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A. Gentry
City Clerk




 SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: J.ROUSSELIN

CASE #: C14-06-0030
 ADDRESS: 1101 KRAMER LN
 SUBJECT AREA (acres): 0.430

ZONING EXHIBIT A
 DATE: 06-03
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 L32